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File 1993-

Name: Falls Subdivision - Filing 4 - Replat/Revised Final Plan - Falls/Grand Cascade Way

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS
r **c** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development
e **a** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will
s **n** be found on the ISYS query system in their designated categories.
e **n** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
n **d** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for
t **d** the contents of each file.

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Action Sheet - no outcome listed		
X	X	Final Plat - GIS Historical Maps - **		
X	X	Neighborhood Meeting Notes - 3/1/93		
X		Quit Claim Deed - Bk 1968/Pg 325 - not conveyed to City - 4/14/93		
X	X	Agreement between John W. Krajeski and Darlene R. Krajeski for placement of improvements - 8/2/93 - not recorded		
X		Replat of Lots 1 through Lot 4 - GIS Historical Maps - **		
X		Commitment for Title Ins. From First American Title Co. - 4/7/93		



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 24 93

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We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final <i>Revised</i>		<i>Grand Cascade Way</i>	<i>PR 9-5</i>	<i>Residential</i>
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

PTARMIGAN INVESTMENT PROFIT SHARING	PTARMIGAN INVESTMENT PROFIT SHARING	KATHY DEPPE
Name	Name	Name
P.O. BOX 9088	P. O. BOX 9088	1401 North 1st Street
Address	Address	Address
GRAND JUNCTION, CO 81502	GRAND JUNCTION, CO 81502	GRAND JUNCTION, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
241-7025	241-7025	241-4000
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature]
 Signature of Person Completing Application *6/24/93*
 Date

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Jane H. & Allen Cochran
2840 Grand Cascade Ct.
Grand Jct. CO 81501

Donna Sites
725 Lavern
Santa Rosa, CA 95404-2419

Ptarmigan Investment
Profit Sharing Plan
1119 N 1st Street
Grand Jct. CO 81501

Marlene H. Peltier
2835 Grand Falls Circle
7
Grand Junction, CO 81501

Coldwll Palmer Trust
12340 West Alameda Pkwy
Lakewood, CO 80228-2841

Richard Carter
6761 Perfidio
Huntington Beach
California 92648-2835

Edward L. & Judith A.
Hunt
2943 Grand Cascade Court
Grand Jct. CO 81501

Paul A. Dibble
2835 Grand Falls Circle
9
Grand Jct. CO 81501

Donald G. and Janet M.
Fiscus
588 Grand Cascade Way
Grand Jct. CO 81501

Heritage Elder Care
2955 F Road
Grand Junction, CO 81504

Joyce A. Cunningham
2837 Grand Falls Circle
4
Grand Jct CO 81501

Arron and Mary Rowland
2837 Grand Falls Circle
2
Grand Jct. CO 81501

Richard McCurdy
2837 Grand Falls Circle
3
Grand Jct CO 81501

Leland and Janet Griffin
2837 Grand Falls Circle
4
Grand Jct, CO 81501

Ross and Christine
Barefoot
2837 Grand Falls Circle
5
Grand Jct, CO 81501

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Ptarmigan Investment Profit
Sharing Plan, A Colo Joint
Venture
P. O. Box 9088
Grand Jct. CO 81502

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~~XXXXXXXXXXXXXXXXXXXXXXXX~~

Allen W. and Jane H. Cochran
2840 Grand Cascade Court
Grand Junction, CO 81501

July 1, 1993

Impact Statement/Project Narrative

Final Revised: Grand Cascade Way

Current Owners of record propose to incorporate that

portion of land currently known as "Tract F",

lying directly North and adjacent to Lot 1, as replated,

THE FALLS, Filing No. 4, as a part of Lot 1.

The common area known as "Tract F" was replated and

became a part of Lots 1 thru 5, THE FALLS, 4th Filing

with a recent revised plat, however, it was the original

intent of the Petitioner, that ALL of "Tract F" be

incorporated and not just the portion known as "Tract F"

lying West of each lot known as Lots 1 thru 5, THE FALLS,

Filing No. 4.

Minutes of the Falls Homeowners Association, dated March

1, 1993, approving the conveyance of all of the common

area known as "Tract F" are attached for review.

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MINUTES OF THE ORGANIZATIONAL MEETING OF
THE FALLS HOMEOWNERS ASSOCIATION

INFORMATION

March 1, 1993

#24 93

The organizational meeting of the members of the Falls Homeowners Association was held on Monday, March 1, 1993.

It was reported that the corporation was duly organized as required by Colorado law, that the Articles of Incorporation had been approved by the Colorado Secretary of State, and that a Certificate of Incorporation had been issued by the Colorado Secretary of State to the Falls Homeowners Association.

The following officers were elected:

Alvin Myers	President
Tony Sarver	Vice-President
Jane Cochran	Secretary/Treasurer

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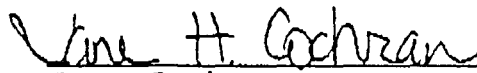
General discussion was held concerning the direction the homeowners want to see the corporation take.

A motion was made and seconded that the homeowners convey the common area known as Tract F to the adjoining lot owners of Tract F in return for the construction of a cedar fence which meets code requirements across the Patterson side of Tract F, which fence shall also extend to the east end of Tract A by August 1, 1993.

After much discussion, the motion was amended to state that the homeowners will convey the common area known as Tract F, Lots 1 through 5 of Block 2 to the adjoining lot owners in exchange for the construction of a fence meeting code requirements along the Patterson side of Tract F which shall extend down Patterson across the north lot line of Lot 1, Block 1. The fence shall also extend down the currently existing fence line of the west side of Lot 1, Block 1. The fence is to be constructed by August 1, 1993. The motion carried. Tony Sarver will take care of the paperwork and expense of this conveyance.

Tony Sarver, as a member of the Board of Directors, appointed Alvin Myers, Jane Cochran and himself as members of the Architectural Committee.

The next meeting of the Falls Homeowners Association will be held on May 3, 1993 at 2840 Grand Cascade Court, Grand Junction, Colorado.


Jane Cochran
Secretary/Treasurer

REVIEW COMMENTS

Page 1 of 2

FILE #24-93(2)

TITLE HEADING: Replat of Lot 1 & the Open Space
adjacent to Lot 1, The Falls Filing #4

LOCATION: The Falls - 28 Road & Patterson

PETITIONER: Ptarmigan Investment Profit Sharing

PETITIONER'S ADDRESS/TELEPHONE: Box 9088
Grand Junction, CO 81502
241-7025

PETITIONER'S REPRESENTATIVE: Kathy Deppe

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., JULY 30, 1993.

U.S. WEST 7/13/93
Leon Peach 244-4964

No comments at this time.

CITY UTILITY ENGINEER 7/19/93
Bill Cheney 244-1590

Contact Central Grand Valley Sanitation for information on utility easements that may potentially
effect sewer service to the lots.

UTE WATER 7/19/93
Gary R. Mathews 242-7491

See review File #24-93.

GRAND JUNCTION FIRE DEPARTMENT 7/20/93
George Bennett 244-1400

No problems.

PUBLIC SERVICE COMPANY 7/20/93
Dale Clawson 244-2695

Electric & Gas: No objections.

GRAND VALLEY WATER USERS
G.W. Klapwyk

7/20/93
242-5065

Grand Valley Water Users Association has no comments relative to this proposal. We provide no irrigation nor drainage services within the affected area, nor do we have any facilities within it.

CENTRAL GRAND VALLEY SEWER DISTRICT
S.T. LaBonde

7/20/93
241-7076

No comments.

CITY DEVELOPMENT ENGINEER
Gerald Williams

7/22/93
244-1591

A replat should show what is currently platted and what the proposed changes are. The submitted replat only shows the proposed plat, and mentions a Tract A, etc., but shows nothing regarding it. Please revise.

MESA COUNTY PLANNING
Mike Joyce

7/22/93
244-1642

No comments.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

7/23/93
244-1446

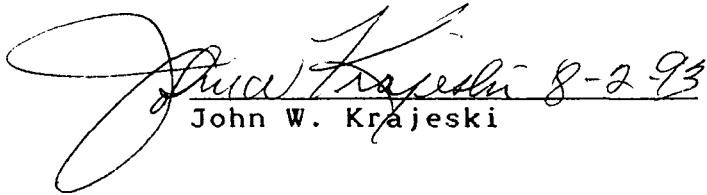
Some provision must be made on the plat for the subdivision fence and sign to be located on Lot 1 within the utility easement.

The dedication language on the plat refers to the dedication of common areas - there are no common areas on the plat, but perhaps the area for the sign and fence should be kept as common area.

August 2, 1993

It is hereby agreed between John W. Krajeski and Darlene R. Krajeski, together as Buyer; and Ptarmigan Profit Sharing, John Siegfred, and Tony Sarvis, together as Seller, that Seller shall erect signage and fencing, and any noise abatement berm for the Falls Subdivision as the Homeowners Association shall require, said improvements not to be placed farther than 27.5 feet due South of the Northern most part of Lot 1, The Falls, which includes a 55' utility easement as shown on the attached Exhibit "A".

Ptarmigan Profit Sharing


John W. Krajeski

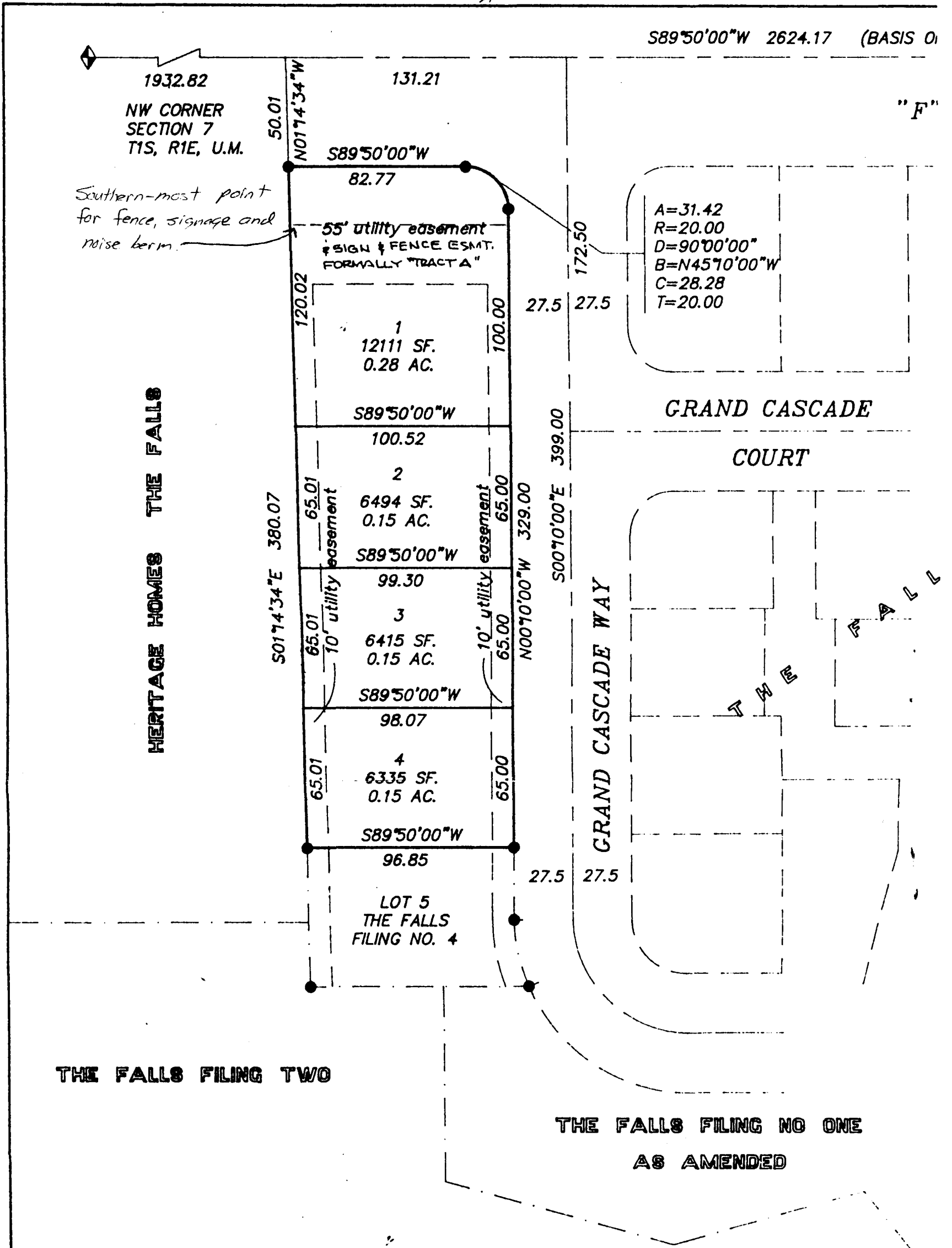
By: 

Darlene R. Krajeski

To be recorded & closing

EXHIBIT "A"

S89°50'00"W 2624.17 (BASIS OF)



LOT SUMMARY	
LOTS =	0.72 ACRES = 100%
TOTAL =	0.72 ACRES = 100%

BUILDING SETBACK REQUIREMENTS	
FRONT	20'
SIDE	0*
REAR	15'
* COMMON WALL UNITS ONLY, ALL OTHERS ARE 5'	

1" = 50 ft.